

Our Ref: LF/gl/24-158_LBv1

16 March 2026

Development Management
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Via email: planning.admin@gravesham.gov.uk



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Dear Sir/Madam

Application of Certificate of Lawful Proposed Use or Development at The Coach House, West Down Farm, Shipley Hills Road, Meopham, Gravesend, Kent, DA13 0JP.

On behalf of our client, Mr and Mrs Ripley ("the applicant"), we are pleased to enclose an application seeking confirmation that the above property is not a curtilage listed dwelling.

Mr Shazad Ghani has advised that this application form is the one to use to make this submission.

In addition to this cover letter, the following documents are enclosed in support of this application:

- Application Form
- Cover Letter -December 2025
- 1783/1A (Existing Floor Plan & Location Plan)
- Assessment of Significance for The Coach House, West Down Farm.

Site Context

The dwelling is a detached, single storey house in the shape of a horseshoe at the back of West Down Farm. The site is not within a Conservation Area, National Landscape, National Park or World Heritage Site.

Proposed Development

A lawful development certificate has been issued for work to the dwelling pursuant to application reference: 20250340. This submission does not seek confirmation as to

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whether those works require listed building consent or not, but to determine whether the building is curtilage listed based on detailed and up to date evidence.

Listed Building Matters

This submission seeks to respond to the assumptions made within the determination of application ref: 20251229 and resolve issues to facilitate the correct conclusion that this building is not curtilage listed. The submission should be read alongside evidence previously submitted and re-submitted with this application for ease.

It is disappointing that in reaching the last decision the Council concluded that when curtilage listed building considerations came into effect on the 1 January 1969 both the Coach House and Westdown Farmhouse would have been in the same ownership. This is especially concerning when the evidence presented by the Applicant, the Conservation Officer and their own report shows that this is not categorically the case. There is no evidence to suggest they were in the same ownership, moreover there is reasonable doubt to the contrary.

It is important to draw a distinction between Mr Herbert James Cologne and his son, Mr Herbert Edward Cologne.

It was Mr Herbert James Cologne that bought Westdown Farm and associated land and buildings in 1925, in 1953 he conveyed part of the estate to his wife. Both had passed away by 1960.

Unlike that asserted within the officers' report, there is no suggestion that R.J. Mannion owned Westdown Farmhouse despite submitting a planning application in 1970. As set out in previous submissions, RJ Mannion was likely an agent acting on behalf of the owner of Westdown Farmhouse. The address cited remains as a commercial property today.

In fact, it is clear that Mr Brett submitted a planning application in 1965/66 for the demolition of Westdown Farmhouse, prior to the 1970 application and then subsequently sold the property in 1978.

There is a suggestion by the Case Officer that there may be some familial relationship between the Brett and Cologne families, but this is unsubstantiated and merely supposition.

There can be a reasonable assumption made that Mr Brett had a clear interest in Westdown Farmhouse in 1965, given he continued to own the property until he sold it in 1978, it is a reasonable assumption that he owned the property. However, as is clear from the attached letter, on the 28 September 1965, there was a query regarding ownership. This may have been as a result of a purchase pending or similar, but nonetheless, it cannot be categorically stated that Westdown Farmhouse was owned by Mr Herbert E Cologne in 1965.

We do know at that time Mr Herbert E Cologne had continued to own the Coach House and land. He submitted the application TH/6/72/411 in 1972 to convert the Coach House into a dwelling and was living in a caravan at the Coach House at that time. Mr Herbert E Cologne died in 1975 a year after planning permission for conversion was granted.

The ownership of Westdown Farmhouse is debatable from 1965, well before the relevant date of the 1 January 1969.

Local Authority Stance

The position taken by the Local Planning Authority seems odd, as it ignores the 1995 planning application in which the property was also not considered to be a curtilage listed building.

It is agreed that the Authority needs to apply the legislation that is in front of us today, but it is also a requirement for consistency in decision making. The 1990 Act was in place when a decision was made in 1995, nothing has changed since that time, and no one sought to treat the property as a curtilage listed building.

It is acknowledged that legislation in 1968 did not set a clear test for ascertaining whether a building is curtilage listed, however, neither does the 1990 Act, it is the Courts that have provided us with a guide as to how to interpret whether a building is curtilage listed or otherwise. Nonetheless, in the late 1960's, as with the period following the introduction of the 1990 Act, the concept of curtilage listing was new and reinforced, ensuring that consideration as to whether a building was curtilage listed would have been at the forefront of the decision maker's mind. At no point, until now, did any decision maker, including a planning inspector, consider the Coach House to be a listed building.

Moreover, the relatively recent discussions and applications surrounding works to the farmhouse in 1970, would have ensured that consideration of the Coach House submissions in 1972-74 would have been subject to scrutiny and careful consideration as to the association between the buildings.

So, we have a consistency in decision making from the 1970's to 1995 and only now, with no new evidence arising, does the Local Planning Authority seek to take a different stance.

Conclusions

Following the three tests set out by Historic England, the buildings were:

- Originally part of a wider estate and not interdependent on each other.
 - Originally owned by a wider estate, before that estate was sold off in parts and Westdown was bought by Mr H.J. Cologne.
 - At the date of listing were in separate ownership.
 - On the relevant date, 1 January 1969, in separate ownership.
-

It is a reasonable conclusion, and one clearly taken in the 1970s and 1995, that this is not a curtilage listed building.

If you have any queries in relation to the submitted material, please do not hesitate to contact me.

Yours faithfully



Liz Fitzgerald
Managing Director
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Copy for AHI File

F A H I
54/31

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HB/2398/11/C.15

28th September, 1965

Dear Sir,

Application TH/6/65/31
West Down, Meopham

With reference to your letter of the 17th September, there has been no further development in this case as there is some doubt about the ownership of the property and for this reason the District Council has deferred consideration of the application pending receipt of further information.

Yours faithfully,

Sgd: R.G. Clarke.

County Planning Officer.

The Chief Investigator of Historic Buildings,
Ministry of Housing and Local Government,
Whitehall,
LONDON, S.W.1.